

Webel Farms II, LLC

Tax ID No: 3401208, 3401001, 3401004, 3401204, 3401002, 3400905

Internal Reference: ILRP_QM_PI_024

Legal Description of Property

THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 10, IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN THE COUNTY OF PIKE AND STATE OF ILLINOIS, EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.EXCEPT: A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, THENCE SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 251.75 FEET, THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST LEAVING SAID EAST LINE 426.71 FEET, THENCE NORTH 01 DEGREES 09 MINUTES 11 SECONDS WEST 513.41 FEET, THENCE NORTH 89 DEGREES 22 MINUTES 47 SECONDS EAST 424.08 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 01 DEGREES 09 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 261.54 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES (370TH STREET), AS PER SURVEY BY JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461 IN FEBRUARY 2012. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.THE NORTH 15 ACRES OF THE NORTHEAST QUARTER OF SECTION 15 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 15 RODS; THENCE EAST 160 RODS TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 15 RODS TO THE PLACE OF BEGINNING; ALL SAID LAND SITUATED IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PIKE AND STATE OF ILLINOIS, EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY.EXCEPT: A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, BEING MORE FULLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, THENCE SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 251.75 FEET, THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST LEAVING SAID EAST LINE 426.71 FEET, THENCE NORTH 01 DEGREES 09 MINUTES 11 SECONDS WEST 513.41 FEET, THENCE NORTH 89 DEGREES 22 MINUTES 47 SECONDS EAST 424.08 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 01 DEGREES 09 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 261.54 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, ALL SITUATED IN THE COUNTY OF PIKE IN THE STATE OF ILLINOIS.THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 64 RODS, THENCE WEST 100 RODS; THENCE NORTH 3 RODS; THENCE WEST 60 RODS TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 61 RODS TO THE NORTHWEST CORNER OF SAID

NORTHWEST QUARTER; THENCE EAST TO THE PLACE OF BEGINNING; EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN THE COUNTY OF PIKE AND STATE OF ILLINOIS, EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 11; IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN THE COUNTY OF PIKE AND STATE OF ILLINOIS, EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY. SITUATED IN THE COUNTY OF PIKE AND THE STATE OF ILLINOIS.THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 IN TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN THE COUNTY OF PIKE AND STATE OF ILLINOIS, EXCEPTING RIGHT-OF-WAY DEEDED TO THE STATE OF ILLINOIS FOR A HIGHWAY. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.

Webel Farms II, LLC
Tax ID No: 3401208, 3401001, 3401004,
3401204, 3401002, 3400905 Internal
Reference: ILRP_QM_PI_024
Easement Legal Description

A 17.782 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 15 AND THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 1 AND 2 IN DEED TO WEBEL FARMS II, LLC, RECORDED IN BOOK 761, PAGE 59 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS (D.R.P.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 14, SAME BEING A SOUTHEASTERLY ELL CORNER OF SAID TRACT 2, FROM WHICH A 1-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2,669.24 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 12.85 FEET TO THE **POINT OF BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1146014.15, E:2110905.72

THENCE SOUTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 150.21 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85 DEGREES 54 MINUTES 38 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,739.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 05 MINUTES 49 SECONDS WEST, A DISTANCE OF 3,638.22 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHEAST 1/4, FROM WHICH A STONE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 28 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 5,728.80 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 05 MINUTES 49 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,293.18 FEET TO A POINT FOR CORNER IN THE WEST COMMON LINE OF SAID TRACT 2 AND A TRACT OF LAND DESCRIBED IN DEED TO MAX L. WEBEL AND KATHRYN M. WEBEL, HUSBAND AND WIFE AS TO A LIFE ESTATE, AND MARI KATHRYN WEBEL, NICOLE WEBEL PELLY AND BAIRD J. WEBEL, RECORDED IN BOOK 817, PAGE 217, D.R.P.C.I.;

THENCE SOUTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, ALONG SAID WEST COMMON LINE, A DISTANCE OF 76.23 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID TRACT 1 AT THE SOUTHWEST CORNER OF SAID MAX AND KATHRYN WEBEL TRACT;

THENCE SOUTH 89 DEGREES 15 MINUTES 55 SECONDS EAST, ALONG THE SOUTH COMMON LINE OF SAID TRACT 1 AND SAID MAX AND KATHRYN WEBEL TRACT, A DISTANCE OF 425.25 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4 AT THE SOUTHEAST CORNER OF SAID MAX AND KATHRYN WEBEL TRACT;

THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 74.98 FEET TO A POINT FOR CORNER;

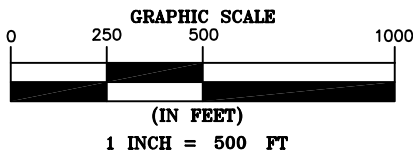
THENCE SOUTH 89 DEGREES 05 MINUTES 49 SECONDS EAST, LEAVING THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 915.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 85 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 1,741.73 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 47 MINUTES 23 SECONDS EAST, A DISTANCE OF 2.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 774,584 SQUARE FEET OR 17.782 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

EXHIBIT "A"



2

SECTION 10
TOWNSHIP 3S
RANGE 4W

RODERIC L. WEBEL AND
STACY L. WEBEL
BK. 281, PG. 282
D.R.P.C.I.
ILRP_QM_PI_021

TRACT 2
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_024
ILRP_QM_PI_026

MAX L. WEBEL AND
KATHRYN M. WEBEL,
HUSBAND AND WIFE
(LIFE ESTATE ONLY)
AND
MARI KATHRYN WEBEL,
NICOLE WEBEL PELLY
AND BAIRD J. WEBEL
BK. 817, PG. 217
D.R.P.C.I.
ILRP_QM_PI_025

PROPOSED VARIABLE
WIDTH EASEMENT
22.368 ACRES
(974,367 S.F.)

TRACT VII
DONALD D. NEWTON AND
JUDITH I. NEWTON,
HUSBAND AND WIFE
BK. 110, PG. 210
D.R.P.C.I.
ILRP_QM_PI_023

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°05'49"E	2275.5
L2	S00°32'20"W	73.9
L3	S88°56'59"E	426.7
L4	N00°03'39"W	75.0
L5	S89°05'49"E	913.6
L6	N82°56'10"E	1758.0
L7	S88°55'24"E	1905.4
L8	S88°52'37"E	761.9
L9	S00°28'43"W	74.4
L10	N88°55'24"W	2662.8

TRACT 1
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_028

SECTION 15
TOWNSHIP 3S
RANGE 4W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L11	S00°14'58"W	75.6
L12	S82°56'10"W	1753.5
L13	N89°05'49"W	3624.2
L14	N00°23'58"E	150.0

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LOCATIONS SHOWN HEREON ARE DERIVED FROM RECORD INFORMATION AND ARE NOT BASED UPON AN ACTUAL ON THE GROUND SURVEY. THE RECORD INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
3. DISTANCES AND AREAS SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY. ALL LINEAR DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST TENTH OF A FOOT.
4. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION AND THE LOCATION AND AREA OF THE EASEMENT RIGHT-OF-WAY SHOWN HEREON.

LEGEND

D.R.P.C.I.



DEED RECORDS
PIKE COUNTY, ILLINOIS
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

SHEET 01 OF 03

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 03/26/2013

SCALE: 1" = 500'

TRACT ID: ILRP_QM_PI_024

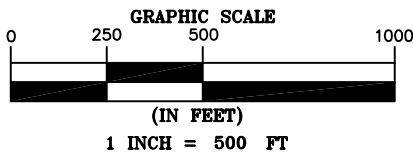
ERM REVIEWED:



AMEREN TRANSMISSION
PRELIMINARY APPRAISAL EXHIBIT
QUINCY TO MEREDOSIA
SECTIONS 11, 14 & 15, TOWNSHIP 3 SOUTH,
RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

ILRP_QM_PI_024_PAE.DWG

EXHIBIT "A"



SECTION 11
TOWNSHIP 3S
RANGE 4W

TRACT 2
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_029
ILRP_QM_PI_030
ILRP_QM_PI_031
ILRP_QM_PI_032

MAX L. WEBEL AND
KATHRYN M. WEBEL,
HUSBAND AND WIFE
(LIFE ESTATE ONLY)
AND
MARI KATHRYN WEBEL,
NICOLE WEBEL PELLY
AND BAIRD J. WEBEL
BK. 817, PG. 217
D.R.P.C.I.
ILRP_QM_PI_025

PROPOSED VARIABLE
WIDTH EASEMENT
22.368 ACRES
(974,367 S.F.)

MATCH LINE SHEET 1

MATCH LINE SHEET 3

TRACT 1
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_028

TRACT 2
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_029
ILRP_QM_PI_030
ILRP_QM_PI_031
ILRP_QM_PI_032

SECTION 14
TOWNSHIP 3S
RANGE 4W

NOTES:

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3. DISTANCES AND AREAS SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY. ALL LINEAR DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST TENTH OF A FOOT.
4. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION AND THE LOCATION AND AREA OF THE EASEMENT RIGHT-OF-WAY SHOWN HEREON.

LEGEND

D.R.P.C.I.



DEED RECORDS
PIKE COUNTY, ILLINOIS
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

SHEET 02 OF 03

PROJECT: ILLINOIS RIVERS

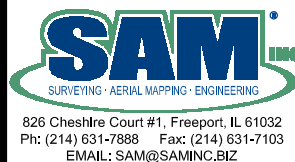
JOB NUMBER: 32359

DATE: 03/26/2013

SCALE: 1" = 500'

TRACT ID: ILRP_QM_PI_024

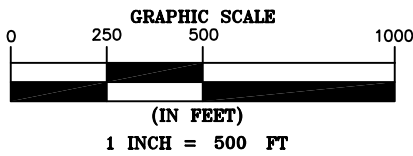
ERM REVIEWED:



AMEREN TRANSMISSION
PRELIMINARY APPRAISAL EXHIBIT
QUINCY TO MEREDOSIA
SECTIONS 11, 14 & 15, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

ILRP_QM_PI_024_PAE.DWG

EXHIBIT "A "



SECTION 11
TOWNSHIP 3S
RANGE 4W

SECTION 12
TOWNSHIP 3S
RANGE 4W

TRACT 2
WEBEL FARMS II, LLC
BK. 761, PG. 59
D.R.P.C.I.
ILRP_QM_PI_029
ILRP_QM_PI_030
ILRP_QM_PI_031
ILRP_QM_PI_032

PROPOSED VARIABLE
WIDTH EASEMENT
22.368 ACRES
(974,367 S.F.)

JIM L. VANBEBBER AND MARIA L. VANBEBBER
BK. 238, PG. 163
D.R.P.C.I.
ILRP_QM_PI_035

MATCH LINE SHEET 2

L7

L8

L10

L9

(NO ILRP NUMBER PROVIDED)

TRACT 1
EDNA MAY BAUGHMAN, CAROLYN JOAN SUNDEY,
PATRICIA F. MCKINNEY, JANET R. LEWIS, JOYCE ANNELLE KIRK AND
LETA DIANE SANTORO
BK. 816, PG. 99
D.R.P.C.I.
AND
TRACT 1
EDNA MAY BAUGHMAN, CAROLYN JOAN SUNDEY,
PATRICIA F. MCKINNEY, JANET R. LEWIS, JOYCE ANNELLE KIRK AND
LETA DIANE SANTORO
BK. 816, PG. 100
D.R.P.C.I.
ILRP_QM_PI_033

TRACT 2
ORVILLE E. WHITMORE
BK. 815, PG. 287
BK. 815, PG. 288
D.R.P.C.I.
ILRP_QM_PI_034

SECTION 14
TOWNSHIP 3S
RANGE 4W

SECTION 13
TOWNSHIP 3S
RANGE 4W

NOTES:

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4. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION AND THE LOCATION AND AREA OF THE EASEMENT RIGHT-OF-WAY SHOWN HEREON.

LEGEND

D.R.P.C.I.



DEED RECORDS
PIKE COUNTY, ILLINOIS
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 03/26/2013

SCALE: 1" = 500'

TRACT ID: ILRP_QM_PI_024

ERM REVIEWED:



AMEREN TRANSMISSION
PRELIMINARY APPRAISAL EXHIBIT
QUINCY TO MEREDOSIA
SECTIONS 11, 14 & 15, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

ILRP_QM_PI_024_PAE.DWG